

**26 Pirianda Way, Aveley, WA 6069**

**JONES and CO.**

**Sold House**

Monday, 14 August 2023

26 Pirianda Way, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 609 m2**

**Type: House**



Jake Perret  
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Kelly Jones  
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**\$652,000**

This property is tenanted until 13th July 2023 with a long term tenant, leaving the Buyer with option galore. The current tenants have maintained this property meticulously and would appreciate the opportunity to continue occupying the property. Nestled within a tranquil pocket of Aveley that sits just footsteps away from the stunning lakeside Aveley Central Park, the Aveley Dog Park, the Vale Town Centre shopping village and other lush local parks and reserves, this super-spacious 4 bedroom 2 bathroom family home epitomises comfortable and contemporary single-level living – with more than enough room to keep everyone happy within its walls. Beyond a striking double-door entrance lies a giant front master-bedroom retreat that not only benefits from epic proportions, but also plays host to a walk-in wardrobe and a delightful ensuite bathroom with a shower, toilet, heat lamps with twin vanities. A huge carpeted theatre/fifth bedroom sits behind gorgeous double French doors and makes for a perfect fifth bedroom as well, opposite a large study area that is ideal for either children's homework or as a home office. The open-plan family, dining and kitchen area is massive and leads through to a sizeable adjacent games room that overlooks the shimmering below-ground swimming pool at the rear. The main living zone has a gas bayonet for heating, whilst the kitchen plays host to stylish pendant light fittings, a walk-in pantry, double sinks, tiled splashbacks, a stainless-steel range hood, a five-burner stainless-steel gas cooktop, a Westinghouse oven and a stainless-steel Omega dishwasher for good measure. An activity room off the minor sleeping quarters will keep the young ones even happier, with all three spare bedrooms enjoying the luxury of their own walk-in robes, as well. Outdoors and off the family room, you will find a splendid alfresco entertaining area by the pool, as well as a large powered workshop shed in the corner of the backyard. A close proximity to our picturesque Swan Valley and world-class golf course at The Vines Resort is simply an added bonus, with several schools, additional shopping centres and public transport also nearby. In fact, the likes of Swan Valley Anglican Community School, Ellenbrook Primary School, Aveley Primary School and more are all within arm's reach. Now this is what you call impressive! Other features include, but are not limited to; \* Gleaming Bamboo floorboards \* Carpeted minor bedrooms \* Spacious 3rd bedroom \* Large 4th bedroom with a manual security window roller shutter \* Separate bath, shower and heat lamps to the main family bathroom \* Tiled laundry with a separate toilet and external/side access \* Lockable walk-in linen press \* Solar-power panels \* Ducted-evaporative air-conditioning \* Security-alarm system \* Feature down lighting \* Gas hot-water system \* Reticulation system \* Remote-controlled double lock-up garage with internal shopper's entry \* Ample driveway parking space \* 609sqm (approx.) block with a side-access gate \* Built in 2007 (approx.) For more information, please contact Jake Perret on 0480 039 288.